

**CITY OF MAYWOOD**  
**HOUSING ELEMENT**

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## SECTION 3 HOUSING ELEMENT

### 3.1 INTRODUCTION

#### 3.1.1 SCOPE OF ELEMENT

State law is very specific concerning the preparation and content of the housing element. The state legislature understands the importance of the housing element in implementing statewide goals for providing decent and suitable housing for all persons. The legislature also recognizes the importance of providing affordable low and moderate income housing. State law also makes it clear that the provision of affordable housing is the responsibility of all local governments and, using vested powers, should make a conscious effort to see that there are housing opportunities for all income groups (Section 65580). The intent of the state housing element requirements is based on the following concerns (Section 65581):

- Local governments should recognize their responsibilities in contributing to the attainment of the state's housing goals.
- Cities and counties should prepare and implement housing elements coordinated with state and federal efforts in achieving the state's housing goal.
- Each local jurisdiction should participate in determining the necessary efforts required to attain the state's housing goals.
- Each local government must cooperate with other local governments to address regional housing needs.

State requirements for the preparation of housing elements are very specific in the types of analysis used to assess existing and projected housing needs. In addition to the analysis, state law specifies the nature of the community goals and the detail required in objectives and policies as they relate to housing. Finally, the state law is specific concerning the content and effect of programs identified to implement the housing element. The Maywood General Plan Housing Element must contain the "goals and policies" component required by state law.

Table 3-1 lists the requirements of state law, and identifies the page where the relevant discussion may be found.

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**TABLE 3-1**  
**HOUSING ELEMENT REQUIREMENTS**

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### **3.1.2 ORGANIZATION OF ELEMENT**

The housing element follows the organization prescribed by state law. The background report contains an assessment of housing needs and an inventory of resources. Section 3.2 presents the goals, policies, and objectives that the city has chosen to meet the identified needs. Section 3.3 discusses constraints on housing production.

Section 3.4 summarizes the city's housing needs. Finally, Section 3.5 summarizes the expected accomplishments from implementation of the 5-year housing program.

### **3.1.3 RELATIONSHIP TO OTHER ELEMENTS/GENERAL PLAN CONSISTENCY**

The Land Use Element of the General Plan will particularly affect the implementation of the Housing Element as this element designates land for residential development and establishes permitted densities and intensities of development. A major focus of the 1993 revision to the Housing Element is to identify additional areas for residential growth, which has been accomplished through residential Mixed Use and Residential Specialty land use designations. The Land Use Element is being amended concurrently with the Housing Element to reflect these modifications, and the Zoning Ordinance will subsequently be revised to implement these changes.

The Transportation Element establishes policies for providing essential infrastructure to all housing that is developed. The policies contained in other elements of the General Plan will affect the quality of life that residents enjoy--the amount and variety of open space, protection of natural and historic or cultural resources, acceptable noise levels in residential areas, and programs to ensure the safety of residents in the event of a natural or man-made disaster (e.g., earthquakes). The remaining elements of the General Plan have been consulted during the preparation of the housing element, and the policies and programs in this element reflect the policy direction contained in the rest of the General Plan.

### **3.1.4 ISSUES**

The following demographic, housing, and socioeconomic trends are the focus of this element:

- The City of Maywood has the highest population density of any city in the State of California. According to the 1990 Census, an estimated 27,810 persons live in the city, which has a total land area of 1.14 square miles.





- The city has experienced significant increases in population over the past several decades. In 1970, the city's population was 16,996 according to the census completed that year. According to the 1990 Census, the city's population had increased to 27,810, an increase of approximately 64 percent.
- The population estimates obtained from SCAG and the Department of Finance, as well as statistics derived from the census, did not take into account the number of undocumented persons living in the city. Because this group is generally reluctant to respond to government surveys and questionnaires, an accurate estimate is difficult to obtain through conventional means. Maywood's unaccounted for undocumented population may account for an additional 10 percent of the city's population.
- While the city has experienced significant increases in population over the past several decades, the number of housing units has changed very little. According to the 1980 U.S. Census, there were 6,836 housing units in the city. In 1990, there were an estimated 6,680 units, representing a decrease of 156 units.
- The socioeconomic statistics from the 1970, 1980, and 1990 census indicate the city experienced an increasing number of households with total family incomes below the poverty threshold during the 1970s, but the poverty rate has remained fairly constant since this time. In 1970, approximately 2,198 households (13 percent) had total household incomes below the poverty level. In 1980, approximately 1,434 (20.3 percent) of the total households in the city had incomes below the poverty level, and in 1990, 1,283 households (19.7 percent) were in poverty.

### 3.1.5 PUBLIC PARTICIPATION

The City Council established a General Plan Advisory Committee (GPAC) to assist city staff and the consultant team in the preparation of the General Plan. This committee met once or twice a month during the formulation of the goals and policies and the land use plan. These meetings were open to the public and advertised as such. In addition, the City Council and Planning Commission held a joint meeting to review and discuss the recommendations of the GPAC. Finally, the public hearings were held before the Planning Commission and the City Council to consider the draft general plan and EIR.



## **3.2     GOALS AND POLICIES**

### **3.2.1   ISSUE:   HOUSING OPPORTUNITIES**

The following policies encourage the construction of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet existing and future needs.

**GOAL 1   Provide a wide range of housing types to meet the existing and future needs of Maywood area residents.**

#### **Policies**

- 1.1**     Provide a variety of residential development opportunities in Maywood, ranging from single and multi-family uses in the R-3 zone, and higher density housing in Residential Specialty and Mixed Use target areas, in accordance with the RHNA.
- 1.2**     Encourage both the private and public sectors to produce or assist in the production of high quality housing, with particular emphasis on housing affordable to lower income households, as well as the needs of the handicapped, the elderly, large families, and female-headed households.
- 1.3**     Promote the development of low and moderate income housing by allowing developers density bonuses or other financial or regulatory incentives for providing units for low and moderate income residents. Facilitate consolidation of land holdings for affordable housing development.
- 1.4**     Assist residential developers in identifying and preparing land suitable for new housing development.
- 1.5**     Coordinate with the Los Angeles Community Development Commission to take advantage of Federal funds available for affordable housing in Maywood.
- 1.6**     Continue to coordinate with local social service providers to address the needs of the homeless population. Permit the development of emergency shelters in commercial and industrial zones, and transitional housing in residential zones in locations close to services, subject to a Conditional Use Permit.
- 1.7**     Locate higher density residential development in close proximity to public transportation, services and recreation.





### **3.2.2 ISSUE: HOUSING MAINTENANCE AND PRESERVATION**

The goal of housing preservation is to protect the existing quality and investment in housing and to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value. Maywood has experienced significant private-initiated housing rehabilitation in recent years related to increased homeownership. The City will continue to foster this upgrading, as well as providing financial assistance as available.

**GOAL 2 Enhance the quality of existing residential neighborhoods in Maywood through ongoing maintenance and improvement programs.**

#### **Policies**

- 2.1** Continue existing rehabilitation programs which provide financial and technical assistance to lower income property owners to enable correction of housing deficiencies.
- 2.2** Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Maywood.
- 2.3** Minimize the displacement impacts occurring as a result of residential demolition.
- 2.4** Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.
- 2.5** Encourage room additions by providing parking variances and rehabilitation assistance as a means of increasing the holding capacity of the existing housing stock.

### **3.2.3 ISSUE: ENVIRONMENTAL SENSITIVITY**

As a highly urbanized environment, varying land uses in Maywood are developed in close proximity of one another. It is an on-going concern in the City to ensure that residential growth is sensitive to the existing environmental setting. Development will be accommodated which is coordinated with available community resources and infrastructure, and which is designed to minimize impacts on the built and natural environment.



**GOAL 3 Ensure that new housing is sensitive to the existing natural and built environment.**

**Policies**

- 3.1 Ensure that multi-family infill development is compatible in design with single-family residential areas, and is consistent with the existing neighborhood character.
- 3.2 Ensure new residential development which fronts on major arterial highways (such as in the RS zone and in mixed use areas) incorporates adequate setbacks and buffering.
- 3.3 Accommodate new residential development which is coordinated with the provision of infrastructure and public services.
- 3.4 Provide standards which will provide for adequate off-street parking space for automobiles and other types of vehicles, with safe access to streets and highways.
- 3.5 Create more recreational open space and tot lots in neighborhoods where there is a need.

**3.2.4 ISSUE: FAIR HOUSING**

In order to make adequate provision for the housing needs of all economic segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

**GOAL 4 Promote equal opportunity for all residents to reside in the housing of their choice.**

**Policies**

- 4.1 Continue to cooperate with the Fair Housing Congress of Southern California through the Long Beach Fair Housing Council to enforce fair housing laws.
- 4.2 Prohibit practices which restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.





### **3.3 CONSTRAINTS ON HOUSING PRODUCTION**

The availability of housing in Maywood is dependent upon a variety of factors that either encourage or constrain the development of new residential development. These factors range from city ordinances to state and federal mandates (including building codes) to market mechanisms. The most important factors affecting future residential development in the city concerns the availability of land and infrastructure.

This section explores the governmental regulations, market factors, and environmental factors that constrain the production of housing, and particularly housing affordable to low and moderate income households. The purpose of this discussion is to consider changes in city procedures or regulations that would ease housing production, and identify market factors which city programs may be able to address.

#### **3.3.1 GOVERNMENTAL CONSTRAINTS**

It is important to recognize that the goal of producing a range of new housing may at times conflict with other city goals, such as the desire to provide sufficient open space and recreation facilities, the desire to protect unique environmental features and historic resources, and the desire to ensure the health and safety of the city's residents by maintaining the current level of community services and infrastructure. The need to ensure adequate housing for all economic segments of the community must be balanced with these goals.

#### **Land Use Controls**

The City of Maywood has a single-zone district for residential uses: R-3 multiple-family residential. Under the zoning, up to 20 units per acre can be constructed. This zone district corresponds to the residential land use designation in the Land Use Element.

Over 57 percent of the city has been designated as residential in the general plan. The general plan land use policy does provide for additional residential development at higher densities than that allowed under present zoning in areas specifically designated as Residential Specialty and will be modified to also permit multi-family infill in targeted commercial areas. The land use designations which provide for residential use are described as follows:

- Residential (R-3). This category of land use is characterized by a mix of single-family detached and attached development at densities up to 20 units per acre. The population density standard for this land use designation is up to 75 persons per acre, assuming an



average household size of 3.75 persons per unit. This land use designation corresponds to the R-3 zone district.

A significant number of multi-family structures exist in the R-3 zone with densities well in excess of 20 units/acre and minimal setbacks from adjacent single-family structures. When the City adopted its first Zoning Ordinance in 1966, these non-conforming residential units were "grandfathered" into the Zoning Code and permitted to remain. In addition, when the City revised its Zoning Ordinance in the early 1990's, non-conforming residential uses were given even greater protection by allowing owners to rebuild if the unit were destroyed by fire. The majority of housing in the R-3 zone is, however, single family as dictated by the 6,000 - 7,500 square foot parcel size, with two or three additional units located behind the primary structure, frequently above a garage. The City will encourage lot consolidation of individual R-3 parcels to provide for multi-family development and maximize the potential number of units on a site (refer to Program # 8).

- Residential Specialty Overlay (R-S). This land use designation provides for the development of multi-family condominiums, apartments, and housing for senior citizens. Non-senior affordable housing is permitted by right, and is subject to planned development standards and procedures. The planned development process is not meant to constrain the production of housing, but rather to ensure compatibility with surrounding uses and provide flexibility in development standards. The Zoning Code will establish minimum PD standards, including height, density, and compatibility, as well as establish the administrative procedures for PD approval. The development density for this land use category can range from 20 to 48 units per acre, provided parking, open space, and other zoning standards can be met. The resulting population density standard for this land use category ranges from 75 to 100 persons per acre.

Residential Mixed Use. As a means of providing additional sites for multi-family housing, the City has identified target commercial areas in the CM zone along Slauson and Atlantic Avenues where multi-family residential infill will be permitted. Integration of higher density housing along these corridors will provide market support for commercial uses and facilitate revitalization of underutilized commercial properties. Similar to the Residential Specialty Overlay, densities of up to 48 units per acre will be permitted subject to planned development standards.





Implementation of the land use policy will result in the removal of older, substandard housing in two areas of the city which are inappropriate for residential use. An area located west of Maywood Avenue has been designated for industrial uses in the zoning ordinance since 1967; the land use policy contained in this general plan supports the previous general plan which call for industrial development in this area. The purpose of removing residential uses in this area is to protect Maywood residents from potentially noxious industrial uses located immediately to the west, in the City of Vernon, (which include a chemical laboratory, a food processing facility, and outdoor trucking facility); and to protect against safety hazards inherent in housing located immediately adjacent the busy Union Pacific rail line.

Existing housing in this industrial area is under-maintained and often substandard with inadequate ventilation, and lacks any yards or safe open space areas for children to play, conditions which have contributed to the high crime rate and calls for police in this area. In 1967, the City's Zoning Ordinance was amended to clarify this as an industrial area, and residential property owners were given 20 years (1987) to conform with the manufacturing zone requirements and vacate residential uses. These conditions were recorded against all residential properties in the industrial zone, and disclosed to potential purchasers as part of the title report. In February 1987, the City notified all residential property owners in this area, as a reminder of the impending requirement to vacate their residential properties. The City has approved several applications to temporarily extend the length of time for required removal of units, although the eventual elimination of all residences in this industrial area is inevitable. Specific programs are now included in this Housing Element to address the displacement impacts to existing residents in these areas, including linking in with the County's Displacement Prevention program, and requiring added notification requirements for tenants.

A transition from residential to non-residential uses is provided for in a second area located in central Maywood bounded by 57th Street on the north, 58th Street on the south, Pine Avenue on the west, and Atlantic on the east. This area has been designated as a civic center overlay which provides for the possible development of a new civic center/community center complex at this location. However, potential removal of residential units in this area would be a result of direct action by the Redevelopment Agency, and residents would thus be eligible for relocation assistance and suitable replacement housing.

### **Codes and Enforcement**

A major problem in the past has been illegally converted units that have been constructed in violation to building and safety codes. In addition, past code enforcement efforts have focused on multiple-family apartments that have not been adequately maintained by their owners.



Any expanded code enforcement effort on the part of the city, as called for in this general plan, will have an effect on the cost and/or availability of housing in a number of ways. First, illegal units presently occupied will either be brought up to code or demolished. This may result in permanent or temporary displacement of the tenants. Second, any cost for improving or rehabilitating a structure is likely to be passed on to future tenants. Finally, improved development standards, as provided for in both the land use and housing elements is likely to increase the cost of the development of new housing. While code enforcement and improved development standards are likely to have an effect on the cost and availability of housing, both are seen by the staff and elected officials as being important in ensuring that the city's housing stock is adequately maintained. More importantly, these efforts are also important in making sure that the housing is safe for the occupants.

The City will continue to coordinate its code enforcement efforts with available rehabilitation assistance to minimize any hardship on lower income property owners.

### **Fees and Exactions**

The city charges fees to offset the costs associated with permit processing. Table 3-2 contains the fees currently in effect in the city and compares them to those of other jurisdictions in the area.

### **Processing and Permit Procedures**

Local governments can discourage residential construction by increasing the time and uncertainty involved in gaining development approval to the point that the costs of processing (including carrying costs on the property) make the project uneconomical, or the complexity and length of the process discourages all but the most motivated of developers. For residential development, permits may be necessary from a variety of departments, though processing time for residential projects in the city is not excessive. The actual review time is dependent on the size and location of the project, and whether it is designed to meet city standards or involves requests for waivers of development standards. In general, the processing time for most residential projects ranges from one to three months.

Review of the environmental impacts of proposed development under the California Environmental Quality Act (CEQA), as amended, can also increase the time and cost of processing development applications. If a full EIR is required, the delay can be as much as 6 months. However, in Maywood, virtually all housing development proposals involve small projects which do not require extensive environmental analysis.



**TABLE 3-2  
PLANNING FEES**

	City of Maywood	City of Los Angeles	County of Los Angeles
Zone Change	\$350	\$1,405	\$2,015
Variance	350	4,213	1,335
Conditional Use Permit	350	2,076	1,335
Site Plan Review	250	--	--
Design Review	100 - 300	--	--
Appeal	--	50% filing fee	--
Subdivision	\$450 + \$30 for first 25 lots + \$15 for next 25 lots + \$7 for next 50 lots	\$1,470 & \$50/du 4125/ac + 21%	\$300 or \$30/du for 1-25 dus up to \$5/
Plan Check	\$25 hr	--	--
<p>Other Fees for the City of Maywood:</p> <p><u>Building Permit Fees.</u> Based on a sliding scale relating to total valuation of improvement. Improvement valuation ranging from \$50,000 to \$100,000 would have a fee ranging from \$475 to \$765.</p> <p><u>School Fees.</u> \$2.65 per square foot (Los Angeles Unified School District Fee).</p> <p><u>General Plan Amendment.</u> \$500.</p> <p><u>Preliminary Environmental Review.</u> \$50.</p>			

Source: City of Maywood, 1993. City of Los Angeles, 1989. County of Los Angeles, 1989.





## **Constraints Specific to Lower Income Housing**

Article 34 of the state constitution requires that any low rent housing project in which a public agency finances greater than 50 percent of the costs of construction/acquisition first be approved by a majority of the voters living in that jurisdiction. The requirements of Article 34 specify approval of individual projects. The only new housing development financed in part by public agencies presently in Maywood is senior housing financed by the tax increment set aside, Community Development Block Grant funds, and other non-public sources, and did not require Article 34 authority due to limited public funding. It is unlikely Article 34 authority will be necessary to achieve affordable housing in Maywood due to the necessity to leverage limited public funds with private resources.

### **3.3.2 NONGOVERNMENTAL CONSTRAINTS**

The housing market of Maywood is part of the larger housing market for the entire Los Angeles region which is affected by regional trends. For example, the growth control movements in outlying areas of Los Angeles, Orange and Riverside counties may make new development in these areas more difficult. The net result will be to encourage inner city recycling in areas already developed. This section discusses the components of the housing market that can act to discourage construction of affordable housing, although many of these factors are beyond the ability of local governments to control.

#### **Availability of Financing**

Loans for purchase of a new home range from 8 percent (for an adjustable rate loan) to 11 percent for a fixed rate loan with a 30-year term. Interest rates charged for construction loans average 10 to 12 percent. This represents an increase of 1 to 1-1/2 percent over the rates in effect a year ago. Interest rates fluctuate with the national economy. An increase in construction financing costs translates into higher rents that must be charged to recover the cost. If the development will be too expensive, the owner may elect not to proceed until interest rates drop or a subsidy can be found.

#### **Cost of Construction**

Construction costs also vary according to the type of development. Multi-family housing is generally less expensive to construct than single-family housing. However, there is a wide variation within each construction type depending on the size of the unit and the number and quality of amenities offered. This includes such obvious items as fireplaces, patio areas, and other amenities as well as the less obvious decisions on the grade of carpeting and tiles used, types of appliances and light fixtures, and the quality of cabinetry and woodwork.



According to the Construction Industry Research Board, construction cost per square foot for a multi-family home ranges between \$60 and \$100.

Manufactured housing (including both mobilehomes and modular housing) is less expensive than conventional stick-built housing. However, even within this type of construction, there is a wide range of prices, depending on the size and finish of the units. In 1986, the Golden State Mobilehome Owners League indicated that the cost of a new coach ranged from \$35 to \$65 per square foot. This does not include the cost of land, infrastructure, required permits, or improvements. Manufactured housing is unlikely to be used in Maywood because more density can be achieved using conventional construction, and because the consumer is unlikely to be willing to pay the high total cost (resulting from the addition of land, infrastructure, financing, and permit costs) for a manufactured home.

Material costs and availability have not been a problem for developers in recent years in southern California. However, changes in local regulations may create shortages in some materials that delay completion and increase cost for individual projects. For example, the recent concern about the overloading of the Hyperion sewage treatment plant has caused many jurisdictions to require low-volume flush toilets in new development or rehabilitation. These fixtures were not a standard requirement until recently, and some developers have reported delays getting the fixtures needed to complete their projects. Overall, however, material shortages are not expected to constrain housing development in the long term.

### **3.3.3 OTHER CONSTRAINTS**

There are a number of constraints which will impede, affect, or need to be considered in the development of housing in the future. These constraints are summarized in the following paragraphs.

#### **Infrastructure**

Most of the infrastructure (water and sewer) was designed for substantially less residential densities than what the city is presently supporting. Any substantial increase in residential development citywide would require upgrading of the water and sewer infrastructure. The city's population increased from 16,996 persons in 1970 to an estimated 24,634 persons in 1989, an increase of 7,638 persons (45 percent). The greatest proportion of this population growth, however, is related to increases in household size and not new housing. Additional housing, however, results in an additional increase in population which, in turn, places additional demands on the city's infrastructure. Depending on the location and scale of the project, new development and commercial development in particular is frequently required to provide upgrades to existing water and sewer infrastructure.





There are three separate mutual water companies which provide water service in Maywood. Unfortunately, the City has little control over these companies, and has been unable to require them to provide needed upgrading to water lines. Instead, the water companies typically achieve infrastructure upgrades incrementally as development occurs at the cost to the developer.

While many sewer lines in Maywood will also require expansion to support new development, this has not been as costly to private development as the water system as costs are frequently offset by public funds. In addition, the City is considering implementation of a "sewer fund" whereby all new development is assessed a fee to pay for future improvements to the sewer system.

### **Public Services**

There are only three public elementary schools located in this city of over 24,000 persons. Presently, the schools are over capacity and operating on year-round schedules. Any substantial increase in development and population would place additional service demands on the schools and other public services in the city. New residential development will also place greater demands on law enforcement services and the fire department through the potential impacts will not as great compared to the impacts on schools.

### **Environmental Constraints**

The major environmental factors that may affect land use and development in the future are related to seismic hazards and flooding hazards. The entire city would experience flooding in the event of dam failure from either the Hansen Dam or the Sepulveda Dam. These and other hazards are documented in the safety element. These hazards are not considered great enough to preclude residential development in the future though they should be considered in future planning.

### **Existing Land Use Patterns**

Existing land use patterns in Maywood and the adjacent City of Vernon present constraints on the development of residential units in Maywood. Vernon, which abuts the northern and western boundaries of Maywood, is an entirely industrial city. In fact, SCAG has adopted a regional housing need of zero for Vernon due to the pervasiveness of heavy industry. Industrial businesses, from heavy manufacturing to warehousing activities, exist along the Maywood/Vernon border. To protect its residential uses to the greatest extent possible from the noise, noxious odors, risks, and other hazards associated with these uses, the city has established a buffer zone of lighter manufacturing uses and the M (Manufacturing) zone district between Vernon and residential uses in Maywood.



The city, through permits and discretionary review, controls the type of uses established within the buffer area.

The city's policy is to maintain the buffer area to ensure residents experience minimal exposure to industrial activities in Vernon. Prudent avoidance policies require that residential uses be restricted from the northern and western city boundaries.

### **Availability of Land**

The city has been completely urbanized for over 40 years and there are few vacant parcels remaining in the city. As a result, one of the greatest constraints to future development in the city is related to the amount of vacant land. Virtually all of the new development that has occurred in recent years involved the removal or demolition of structures that were replaced by the newer development. In the case of residential development, either single-family homes were demolished to make way for multiple-family units or additional units were constructed in the rear yard. As indicated in the Land Use Element background report and shown in Exhibit 2-2, virtually all of the 10 acres of vacant land (as it existed in the fall of 1988) was located in the commercial districts. By allowing multi-family infill in targeted commercial locations, the City is substantially expanding the availability of sites for housing.

## **3.4 SUMMARY OF HOUSING NEEDS**

There are a number of households in the City of Maywood that have specific needs relative to housing. These households include those that are either overcrowded, or occupied by the elderly, handicapped, or families that are lower income. Other special housing needs groups include large families and those persons in need of emergency shelter. The Housing Element Background report documents housing needs in the city which is summarized in Table 3-3 and in the following paragraphs.

### **Overcrowding**

According to the 1980 U.S. Census, there were 6,523 households in the city. Of this number, 2,216 households (33.9 percent) were classified as being overcrowded (greater than 1.01 persons per room), of which 1,281 households (19.6 percent) were classified as being severely overcrowded (greater than 1.51 persons per room). Since 1980, the incidence of unit overcrowding in Maywood has significantly worsened with 59 percent (3,833 units) of all households overcrowded, and 71 percent (2,732 units) of these severely overcrowded (more than 1.5 persons per room). Household overcrowding is more prevalent among renter households (64%) than owner households (48%), and is reflective of



**TABLE 3-3**  
**SUMMARY OF SPECIAL NEEDS**

Special Needs Group	1980	1990
Overcrowding		
◦ Overcrowded Units	2,216	3,833
◦ Severely Overcrowded Units	1,281	2,732
Income		
◦ Very Low Income Households	2,144	2,396
◦ Low Income Households	1,407	1,965
◦ Lower Income Overpaying Households		
Renters	1,514	1,840
Owners	216	389
Female-Headed Households	803	1,464
Elderly Households	983	660
Handicapped Persons	1,239	1,361
Large Households	1,611	2,702

Sources: 1980, 1990 U.S. Census





residents' attempts to lower housing costs by having more than one family or several unrelated individuals share housing. Several programs included in the Housing Element are targeted at addressing overcrowding including the provision of large family housing, rehabilitation assistance for room additions, and sensitive enforcement of the City's codes.

Since 1980, the average household size increased from 3.19 persons per unit to 3.76 persons per unit (1990 U.S. Census) in Maywood. This increase in household size reflects an influx of Latino households who tend to have larger families and "double up" to save on housing costs. The rate of homeownership in Maywood has been increasing since the 1970s, and is reflective of the purchase of single-family homes by Latino families, previously rented by absentee landlords. This increase in homeownership has resulted in noticeably improved maintenance of the housing stock, including substantial rehabilitation activity and bedroom/bathroom additions. Such additions effectively increase the holding capacity of the City's housing stock, and are supported by the City by providing for flexible development standards (such as parking variances), and public assistance as available.

### **Income/Overpayment**

According to the 1980 census, there were 2,144 households (32.9 percent) in the city classified as having very low incomes (less than 50 percent of the County Median) in 1979, and 1,407 households (21.6 percent) were classified as being low income (between 51 and 80 percent of the county median) households. The 1990 Census indicates an increase both proportionately and numerically of lower income households, with 2,396 (37%) very low income and 1,965 (30%) low income households. Overpayment for housing is summarized in Table 3-3, which indicates the number of households with very low and low incomes that are paying in excess of 30 percent of their incomes for housing. With 1,840 lower income renter households overpaying for housing, 60 percent of lower income renters are experiencing a cost burden, compared with 47 percent of lower income homeowners.

### **Assisted Households**

As of October, 1988 there were 3,702 recipients in the city receiving some form of public assistance. Of this figure, 2,106 persons were receiving assistance from the Aid to Families with Dependent Children Program, 164 persons were assisted through the General Relief Program, 492 persons are receiving food stamps only and 940 persons are receiving medical assistance only.

### **Age and Condition of Housing Stock**

The majority of housing units in Maywood (approximately 68%) were built prior to 1965. Given the accepted standard for major rehabilitation needs is after 30



years, the age of the City's housing stock indicates the potential need for rehabilitation and continued maintenance of approximately 4,500 units which will reach 30 years of age during this Housing Element cycle. Given the improved maintenance of the City's housing stock related to the increase in homeownership described above, it can be assumed approximately half of the City's 30+ year old housing stock (2,250 units) is actually in need of rehabilitation, representing approximately one-third of Maywood's total housing supply.

The 1990 Census provides information on housing units which lack complete plumbing and kitchen facilities which can also be used to gauge housing rehabilitation needs. A total of 168 units lack complete plumbing facilities, and 248 units lack complete kitchen facilities, indicating that at a minimum these units require upgrading to be brought up to code.

In terms of estimating units which need replacement, the approximately 230 illegal units located along Maywood Avenue in the Industrial Redevelopment Project Area will be required to be removed no later than 1997. Due to the incompatibility of housing in this industrial area, when the City amended its Zoning Ordinance in 1967, residential property owners were given 20 years to conform with the Manufacturing zone requirements which prohibit residential use.

### **Female-Headed Households**

According to the 1980 U.S. Census, there were 803 female-headed households in Maywood, accounting for approximately 12.3 percent of the households in the city. According to the Census, there were 1,464 female-headed households in the City of Maywood in 1990, representing 23 percent of the city's total households. Approximately half (795) of the City's female-headed households have related children under the age of 18 in the household, 46 percent of which have incomes which fall below the poverty level. Programs addressing overall housing affordability, and housing for large households will assist female-headed households.

### **Elderly**

The 1980 U.S. Census identified 983 households (15 percent) that were 65 years and older. While the city's population has increased by 2,824 persons since 1980, the majority of this increase has been among the working age adults and children. This trend is underscored by the substantial increase in school enrollments over the past decade. As a result, the number of elderly living in the city has decreased to 660 households or ten percent of the city's total households. Slightly more than half of the City's elderly are homeowners (365 households), indicating a need for homeowners rehabilitation assistance to ensure ongoing unit maintenance.





## **Handicapped**

The disabled population in the city had increased slightly between 1980 and 1990. The number of persons between 16 and 64 years of age who have some form of work disability had increased from 968 in 1980 to 1,021 in 1990. In 1980, 271 elderly persons (65 years of age or over) suffered from some form of transportation disability that impaired their ability to use public transit. This number had increased to 340 in 1990.

## **Large Households**

According to the 1980 Census, 25% of Maywood's households had five or more members. By 1990, the proportion of large households had increased to 41%, or 2,702 households. The majority of the City's large households are renters (1,754 compared with 948 owners), indicative of the lower incomes and related unit overcrowding faced by many of these households. Large family households in Maywood are faced with a limited supply of large unit housing. The Housing Element has established a program to specifically address the needs of large households (program # 5) by providing funding for bedroom additions and construction of additional units.

## **Persons in Need of Emergency Shelter**

The homeless population in southern California is among the largest in the country. Estimates of the number of homeless in Los Angeles County range between 30,000 and 50,000 persons. More alarming are statistics that indicate many more low income households are on the threshold of being homeless. At the present time there are no emergency shelters within the city.

Maywood contains few areas or facilities that would tend to attract homeless persons or families. The Maywood Police Department has observed homeless individuals in Maywood City Park and estimates the population at 15 to 30 persons. Homeless persons have also been seen congregating in alleyways which service the rear of commercial buildings fronting on Slauson Avenue. Because Maywood contains no shelters or other similar help facilities, the homeless population appears to be transient.

## **Units at Risk**

In 1991, new housing law became effective which required cities to identify subsidized housing units at risk of converting to market-rate units, and to develop programs to preserve those units as housing for low and moderate income households.



To determine which units in Maywood could be defined as "units at risk," the city's consultants reviewed the "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion (published by the California Housing Partnership Corporation) and "The Use of Housing Revenue Bond Proceeds - 1990" (California Debt Advisory Commission). City staff members were contacted, as was staff at the Los Angeles County Development Commission.

The research identified only one development in Maywood providing subsidized housing -the 55-unit Section 202/8 Maywood Manor on Slauson Avenue. This apartment complex, completed in 1990, provides housing for low income elderly persons. Cooperative Services, a non-profit organization, owns and manages the facility. Residents participate in the management.

Apartment construction was financed by a HUD Section 202 loan, CDBG funds, and monies from the city's housing set-aside fund and redevelopment agency. The HUD Section 202 loan is a 40-year loan with no pre-payment clause, due to the non-profit status of Cooperative Services. Thus, Maywood Manor units are not at risk of converting to market rate units until well into the 21st century.

### **3.5 POPULATION GROWTH**

In 1982, the Southern California Association of Governments (SCAG) adopted the SCAG-82 growth forecast policy which forecasted future employment, housing, and population of the SCAG region to the year 2000. The 1982 growth forecast, which relied on 1980 census data, was updated in 1985, using 1984 population, housing, and employment estimates. These figures were then used to project future employment, housing, and population growth to the year 2010. This latter growth forecast is referred to as the SCAG-82 Modified Growth Forecast. The fundamental assumptions used in the development of the original SCAG-82 growth forecast were unchanged in the development of the SCAG-82 Modified Growth Forecast.

The entire SCAG growth management plan process has since been reexamined resulting in a number of major revisions to the basic assumptions used in developing the forecasts. These assumptions, documented in the SCAG baseline projects, results in more than 2.5 million persons in the SCAG region over than which was projected under the earlier SCAG-82 Modified Growth Forecast. This regional baseline projection was the basis for the development of the recommended SCAG plan alternative referred to as the GMA-4 modified job/housing balance alternative.

#### **Regional Job/Housing Balance**

Job/housing balance is a concept where a regional balance is achieved if the number of housing units is only slightly less than the employment opportunities



so that most of the people living in the area can also work in the area. The benefits of such a job/housing balance include less traffic congestion, fewer vehicle emissions with resulting clean air benefits, decreased commute times, and reduced need for major capital expenditures for the development of mass transit facilities.

A balanced region is technically defined as a region where the ratio of jobs to housing is 1.27 (that is 1.27 jobs for every unit) in 1984 and 1.20 in the year 2010. Job rich regions refer to those that have job/housing ratios substantially greater than that for the surrounding region (1.27 for 1984 and 1.2 for 2010). Housing rich areas have lower ratios than that for the surrounding region. The SCAG definition of job/housing balance does not consider housing affordability into the job/housing balance equation. Ideally, the job/housing balance should also consider the relationship of housing affordability to the prevailing wages of the locality. SCAG does recommend that the match between housing affordability and incomes be considered through the review of individual projects and in the "implementation process."

The SCAG region consists of a six-county area that includes Los Angeles, Orange, Riverside, San Bernardino, Imperial, and Ventura counties. The entire region has been subdivided into three categories of subregions: urban, urbanizing, and mountains/deserts. The proposed project is located in the central Los Angeles subregion which is considered urban.

If trend projections are correct, the central Los Angeles subregion could experience a growth of 101,200 units and 241,900 jobs between 1984 and 2010. In 1984, this subregion had the highest job/housing ratio (1.85) in the SCAG region and under the trend projection it becomes even more job rich (1.91) by the year 2010. Under the job/housing GMA-4 alternative, the subregion will have 19,800 units and 37,700 jobs less than anticipated under the trend projection. Even with the implementation of the GMA-4 job/housing ratio of 1.83 which will still be significantly greater than the ratio projected for the region in the year 2010 which is anticipated to be 1.22. The ratio of 1.22 is slightly greater than the optimal figure of 1.20 needed to achieve a job/housing balance.

As indicated in the above discussion, the central Los Angeles subregion is considered to be job rich and that the existing job/housing ratio of 1.85 is substantially greater than 1.27 which is considered the "balanced job/housing ratio" for 1984. Additionally, the subregion is likely to remain "job rich" in the foreseeable future since trend projections indicate that central Los Angeles will have a job/housing ratio of 1.91 or 1.83 if GMA-4 job/housing policies are implemented. These two ratio of 1.91 or 1.83 if GMA-4 job/housing policies are implemented. These two figures are substantially greater than the job/housing ratio of 1.20 projected for the SCAG region in the year 2010.





### **Local Job/Housing Balance**

In contrast to the central Los Angeles region and the largely industrial cities located nearby, the City of Maywood is a predominantly residential community. As a result, the city is housing rich and jobs poor. Based on current housing and employment estimates of 6,852 units and 2,292 jobs, the current job/housing ratio is 0.33, far below the current 1.85 job/housing ratio for the subregion (which is jobs rich) and the current ratio of 1.27 for the SCAG region which is considered to represent the current jobs/housing balance.

### **Population Projections**

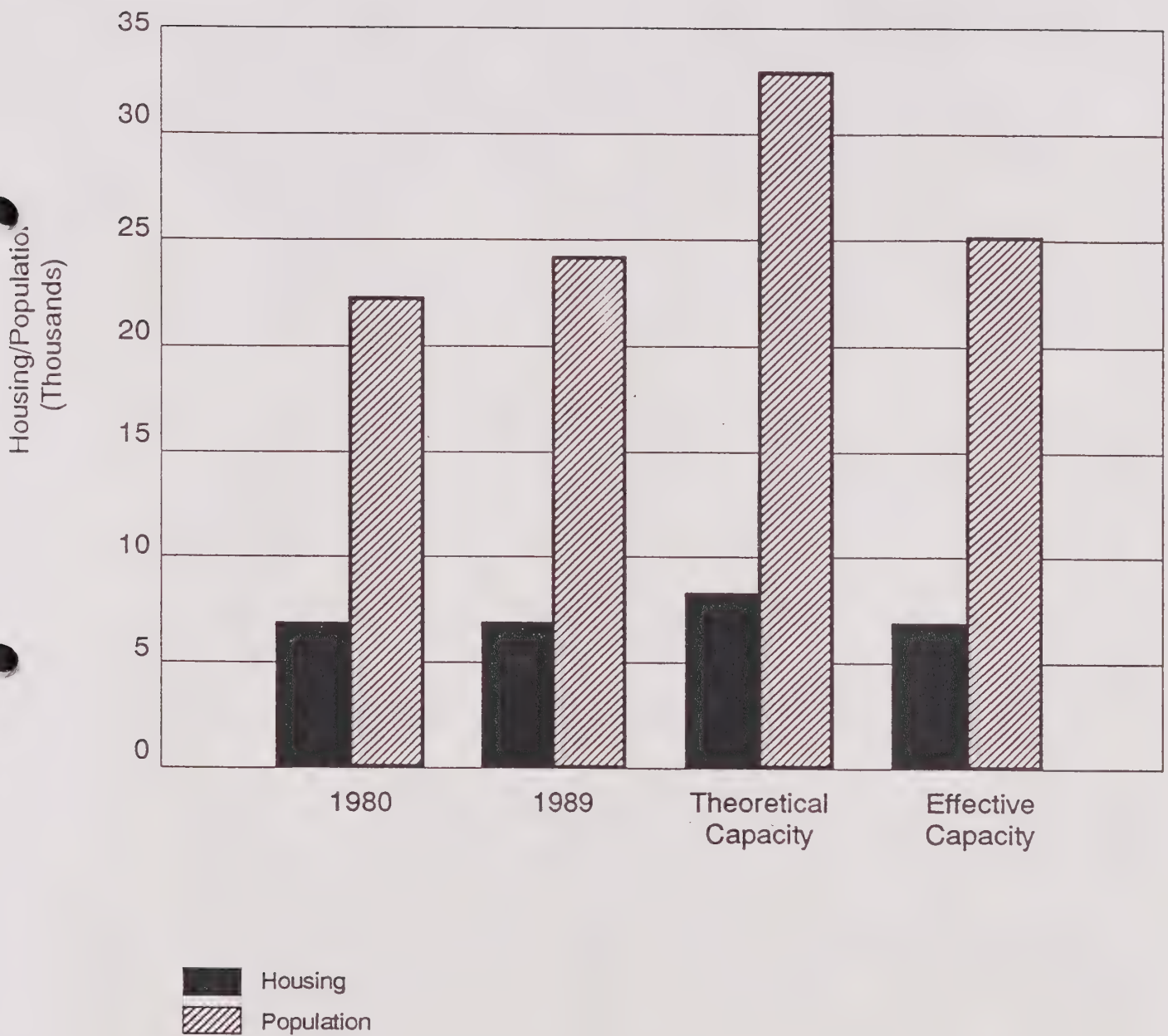
In spite of the fact that Maywood has been essentially fully urbanized for over 40 years, there are a substantial number of persons that were added to the city's population over the past several decades. As indicated in Section 3.7 of the Housing Element Background Report, virtually all of this growth is due to increased household size and not due to new housing construction. This population growth has, in turn, contributed to increased overcrowding of individual housing units (which was the case in nearly one-third of the housing units in 1980 and 1990), impacted local schools, and placed greater demands on local services.

Between 1980 and 1989, the city's population increased by 2,824 persons or by about 313 per year.

The precise implementation of the land use policy depicted in the land use plan (Exhibit 2-1) would mean that all of Maywood would be developed exactly as outlined. This assumption is often referred to as the theoretical capacity of a city or community. For example, approximately 411 acres and 9 acres in the city are designated for residential and "specialty" residential development, respectively, and if all of this land were developed to the maximum intensities permitted under the plan, an estimated 8,652 units could result. This represents an increase of over 1,779 housing units. The population and housing projections are illustrated graphically in Exhibit 3-1.

As part of the 1993 Regional Comprehensive Plan (RCP) process, SCAG has developed population, household and employment projections. These projections show Maywood's population increasing to 34,150 by the year 2010, and households growing to approximately 6,900. This minor six percent household growth projected over the next twenty years reflects the highly developed nature of the City. The Land Use Element provides for adequate capacity to accommodate this growth.







## **Regional Housing Needs Assessment**

State housing law requires SCAG to identify both existing and future housing needs every 5 years. The 1988 Regional Housing Needs Assessment (RHNA) identifies each jurisdiction's existing housing need, as of January 1, 1988, and future housing need for the July 1, 1994, period. SCAG is doing this in compliance with the mandate of the state housing law. Each city and each county (unincorporated area) will then use these regional need numbers, identified for it in the RHNA, as a basis for the identification of housing needs in the 1989 housing element of its General Plan.

Existing need in the 1988 RHNA is defined as the number of lower income households paying more than 30 percent of their income for housing. This is the same definition used in the 1983 RHAM. The data base in the 1988 RHNA is also the same -- the 1980 census.

Future need in the 1988 assessment is also dealt with in a way similar to the current RHAM. It is defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted growth in the number of households by July 1, 1994, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

The future need additional units are then further broken down by the income levels of the households that they would be supplied for. The four household income categories used are identified by state law. They are "very low" (less than 50 percent of median), "low" (50 to 80 percent of median), "middle" (80 percent to 120 percent of median), and "upper" (more than 120 percent of median).

The state housing law requires that in allocating this percentage distribution by income level for each city, further "impaction," or concentration of lower income households, be avoided. This means that the percentage distribution of very low and low income households accommodated by additional units should be less than the existing percentage of such lower income households in jurisdictions that already exceed the regional average percentage of such households. These jurisdictions with higher than average concentrations of lower income households are called "impacted" jurisdictions.

The state housing element law calls for each jurisdiction to continue to house the total number of households in each income group which it has on the beginning date of the plan, plus the households, by income group allocation to it as future needs. The intent of the future needs allocations by income group is to relieve lower income impaction.





Table 3-4 summarizes SCAG's RHNA prepared for the City of Maywood for the 5-year period between July 1989 to July 1994. According to the RHNA, 293 additional units must be provided during this 5-year period to meet its growth allocation. However, due to a suspension in State funds necessary for SCAG to develop the new regional housing model for the 1994-1999 period, the next required update of the housing element will not be until July 1996. Based on discussions with the State, this will allow cities in the SCAG jurisdiction two additional years to meet their regional housing needs.

**TABLE 3-4**  
**SCAG REGIONAL HOUSING NEEDS ASSESSMENT**  
1989-1994

	Very Low Income	Low Income	Moderate Income	High Income	Total
RHNA	43	61	79	111	293

Source: Regional Housing Needs Assessment, SCAG, 1988.

A number of important issues need to be considered when examining the SCAG-RHNA as it applies to the City of Maywood.

- The City's Land Use Plan, under a theoretical buildout, would accommodate an estimated 8,652 units. In reality, the actual number of units possible is far less due to lot sizes and the nature and extent of existing development. The City will encourage the consolidation of individual parcels to maximize residential development potential.
- The Land Use Plan does promote the development of higher residential densities in areas presently developed. The Residential Specialty land use designation provides for densities of up to 48 units per acre in areas presently developed as designated commercial, manufacturing, and lower density residential, and multi-family infill at up to 48 units per acre is permitted in designated commercial areas targeted for mixed use.
- The city, by itself, is housing rich and jobs poor according to regional standards related to jobs/housing balance. Residential uses have been and will continue to remain the predominant land use in the city. This General Plan does not involve the removal of land designated as residential as in past general plans for non-residential development.



- Maywood is a small city encompassing only 1.1 square miles. Nevertheless, the city is a place of residence to some 24,600 persons living in 6,852 units. These statistics make the city the most densely populated in Los Angeles County and in the state.
- The city has been urbanized for at least 40 years and vacant land is limited to a few parcels undergoing redevelopment. The non-residential parcels, where conversion is possible, include commercial districts adjacent to Slauson Avenue and Atlantic Boulevard and in the industrial areas. Industrial areas, however, are subject to high levels of noise, truck traffic, and land use conflicts from the non-residential activities located nearby. Multi-family infill will be encouraged along targeted areas of Slauson and Atlantic to provide additional sites for housing.
- The city may meet its allocation for very low and low income housing over the five year Housing Element cycle though it is unlikely that the local housing market, even if land were available, would support the construction of new housing for high income households.
- As a completely built out jurisdiction, new housing construction requires the removal of existing uses, including housing. It is likely that the affected units would be older housing occupied by lower income households. As a result, an additional 293 units as required by the RHNA are likely to require the demolition of a large number of existing units. By providing for higher density housing in non-residential areas through the RS Overlay and target Mixed Use areas, the City is helping to minimize loss of the existing housing stock.
- Because of the decline in federal support for providing housing for lower income households, the responsibility has largely shifted to local governments and private enterprise. The City was previously involved in the Maywood Manor project to provide 55 units of low income housing for senior citizens, and will continue to coordinate with the Los Angeles County Community Development Commission to match private developers with available affordable housing funds, such as through the HOME program.



## **3.6 HOUSING PLAN**

### **3.6.1 GOALS FOR NEW HOUSING IN CITY**

The previous section identified limitations in the RHNA as it applies to the City of Maywood. Nevertheless, the city remains committed to maintaining housing in the city and ensuring that new housing opportunities are provided where possible. While the precise number of new units which could be constructed over the next 5-year period cannot be determined, the city has established goals for the number of units to be constructed over the next 5 years based on past growth rates, recycling activity, and the availability of land for higher density developments. This figure is then compared with the number of housing units that could be added to the city's housing stock with the implementation of the land use plan.

#### **New Housing in Existing Residential Neighborhoods**

Between 1983 and 1987, Maywood experienced a total net gain of 67 units in its residential zones, or about 13 additional units per year. All of this additional residential development involved recycling or infill development in the existing residential neighborhoods.

Between 1988 and 1991, the city imposed a moratorium on new residential construction while a new general plan and zoning ordinance were being prepared. The moratorium expired in February of 1991, following final adoption of the new zoning ordinance (the General Plan was adopted the previous year). Thus, for a two-year period, no housing growth occurred in Maywood, with the exception of the 55-unit Maywood Manor low income senior housing project.

Since February of 1991, 78 new residential units have been built or are near completion, and an additional 13 units are undergoing review. Thus, a total of 91 new units should be completed by early 1993. However, building permit records show that 26 units have been demolished in residential zones to make way for the new units; additional non-conforming units in commercial and industrial zones will be replaced through time with conforming uses. Given the limited availability of land for new construction, property owners have found greater land use efficiency in removing individual single-family units and building a total of three to four units on a parcel. The tear-down and replacement activity has resulted in a net increase of 65 units in the City's residential areas from 1991 to early 1993. Applying this rate of recycling activity to the remaining Housing Element cycle (1/93-7/94), an additional 20 units can be anticipated.

This building rate significantly outpaced the annual average between 1983 and 1987. The city expects that new net unit construction will continue to increase for the following reasons: 1) demand for housing is high; 2) additional capacity exists on R-3 zoned lots citywide for increased densities and the City will encourage consolidation of individual parcels to maximize unit potential; 3) the new RS (Residential Specialty)





zone allows densities of up to 48 units per acre; and 4) the residential mixed use overlay provides for high density housing along targeted portions of the City's commercial corridors. Lots now zoned RS primarily support non-residential uses, and these properties will recycle to residential use without the loss of existing residential units.

Exhibit 3-2 identifies sites in Maywood where recycling activity has occurred since February 1991 and indicates opportunity sites for new housing construction; no vacant R-3 land remains in the City with the exception of R-S designated properties. The city anticipates that recycling will continue throughout the city in the R-3 zone at the initiative of individual property owners. General Plan policy allows for construction of up to 8,220 units in the R-3 zone at maximum build out, although as discussed above, fewer actual units will result due to the existence of irregularly shaped lots and similar physical constraints. The City will encourage consolidation of individual lots to maximize the development potential on residential properties.

### **Residential Specialty**

A major opportunity for high density housing is provided through the Residential Specialty Overlay. Target sites are permitted at densities of up to 48 du/acre for senior housing, or non-senior affordable housing subject to planned development standards and procedures. The planned development process is not meant to constrain the production of housing, but rather to ensure compatibility with surrounding uses and provide flexibility in development standards. The R-S Overlay was applied to the Maywood Manor project, and represents the first multi-family infill project in the City on a commercial thoroughfare.

In addition to the Maywood Manor project, a total of eight acres have been designated with the R-S overlay (refer to Exhibit 3-2). However, the City is in the process of undertaking a "land swap" with the adjacent City of Vernon to trade a 1.15 acre parcel occupied by older industrial structures for a .25 acre key vacant corner parcel. While this trade will result in a net reduction of .9 acres of R-S property, the addition of the corner parcel at Atlantic Boulevard and 52nd Street provides for a consolidated vacant parcel under single ownership extending south to 52nd Place. The City has been approached by several developers interested in developing these properties with affordable housing.

Accounting for the land swap, a total of seven acres of R-S are available for development. Assuming an overall average density of 35 du/acre, 245 units can be anticipated on R-S properties.



## **Residential Mixed Use**

As a means of providing additional sites for multi-family residential, the City has identified target commercial areas in the CM zone along Slauson Avenue and Atlantic Boulevard where multi-family residential infill will be permitted and encouraged. (See Exhibit 3-2.) Integration of higher density housing along these corridors will provide market support for commercial uses and facilitate revitalization of underutilized commercial properties. Similar to the Residential Specialty Overlay, densities of up to 48 units per acre will be permitted subject to planned development standards and procedures.

A total of 30 acres fall within the mixed use target area. Assuming 15 percent of this acreage (4.5 acres) is developed with multi-family infill projects at an overall average density of 35 units/acre, approximately 150 high density units could be anticipated.

## **Redevelopment Target Areas**

The Maywood Redevelopment Agency has established two redevelopment project areas, delineated in Exhibit 3-2. The Industrial Redevelopment Area (Project Area I) was established in 1978, and encompasses the City's industrial land uses. In portions of the project area (particularly along Maywood Avenue), outdoor industrial activities are located adjacent existing residences and the only buffering is provided by a wall or fence. Due to the incompatibility of housing in this industrial area, when the City amended its Zoning Ordinance in 1967, residential property owners were given 20 years (1987) to conform with the Manufacturing zone requirements which prohibit residential use.

The Commercial Redevelopment Project (Project Area II) was adopted in 1982, and encompasses the downtown commercial district in Maywood. The purpose of this Project Area is to facilitate the development of commercial and industrial uses, and to provide for the rehabilitation and/or expansion of existing uses. Much of the Commercial Redevelopment Project Area falls within the area along Slauson and Atlantic Avenues targeted for residential mixed use (described above).

The Maywood Redevelopment Agency is committed to utilizing its 20 percent set-aside funds generated from the two project areas to expand the supply of affordable housing. However, limited redevelopment activity has resulted in minimal tax increment contributions to the housing set-aside fund. As of 1992, the fund contained a total of \$22,000 (\$4,000 from the Commercial Redevelopment Project Area and \$18,000 from the Industrial Redevelopment Project Area). The city projects that an additional \$55,000 will be accrued to the set-aside fund through 1994, resulting in a total of \$77,000 available for housing programs.

This money may be used to assist another higher density project in the RS zone, similar to the 55-unit Maywood Manor senior citizen project constructed in 1990 or the target mixed use areas. The city is currently negotiating a land swap with the adjacent City of



Vernon to create an R-S parcel more suitable for development. The set-aside monies may be used to assist builders of low income housing at Atlantic Boulevard and 52nd Place. As yet, no development proposals have been presented to the city. However, the city will actively solicit development proposals for this and other RS-zoned sites by: 1) notifying the property owners of development opportunities; 2) contacting known builders/providers of affordable housing; and 3) informing the local Building Industry Association chapter of site availability.

### **Residential Development Potential Compared with RHNA**

Maywood's regional housing needs have been identified as 293 units for the 7/89 - 6/94 period, including 43 very low income and 61 low income units. However, due to a suspension in State funds necessary for SCAG to develop the new regional housing model for the 1994-1999 period, the next required update of the housing element will not be until July 1996. Based on discussions with the State, this will allow cities in the SCAG jurisdiction one to two additional years to meet their regional housing needs.

Table 3-5 summarizes residential development which has already occurred during the 7/89 - 7/94 time frame, additional recycling activity in the R-3 zones which can be expected based on past development trends, and development potential in the Residential Specialty and Mixed Use housing opportunity areas. Through these various mechanisms, a total of 535 dwelling units can be accommodated in the City, ranging in density from 20 - 48 du/acre.

By providing expanded sites for higher density housing in its commercial areas through use of the R-S and Mixed Use overlays, the City is now able to fulfill its regional housing needs for new construction. In terms of meeting the needs of lower income households, market rate rental housing developed in Maywood provides affordability to low income households. Rental housing is developed both through recycling as additional units on R-3 properties, and now through multi-family infill in non-residential areas on sites designated R-S and Mixed Use. Fulfillment of the City's requirement for 46 very low income units has already partially been met by the 15 very low income units provided in the Maywood Manor project. The City will encourage minimum densities of 35 units/acre on the housing opportunity sites and encourage project developers to coordinate with the Community Development Commission to take advantage of available public funds (particularly the HOME Program) as a means of providing affordability to very low income households.







**TABLE 3-5  
RESIDENTIAL DEVELOPMENT POTENTIAL**

Residential Land Use	Net DUs Developed 7/89-1/93	Expected Recycling Activity 1/93-7/94	Housing Opportunity Areas		Unit Totals
			Acres	Pot'l DUs	
Residential (R-3, 20 du/acre)	65	20	--	--	85
Residential Specialty (R-S, 48 du/acre)	55	--	7 <sup>(1)</sup>	245	300
Residential Mixed Use (48 du/acre)	--	--	4.5 <sup>(2)</sup>	150	150
<b>TOTAL</b>	120	20	11.5	395	535

- 1) Acreage reflects land swap with City of Vernon and assumes overall average density of 35 du/acre.
- 2) Assumes 15% of total mixed use target area acreage developed with multi-family infill at average densities of 35 du/acre.



### 3.6.2 DESCRIPTION OF HOUSING PROGRAMS

This section describes the existing housing programs Maywood will continue and new programs the city will undertake toward meeting the housing needs of all residents during the 1989-1994 planning period. On the following pages, each program is identified, previous accomplishments are discussed, and the program goals for the planning period are presented. This information is summarized in matrix form in Table 3-6 at the end of this element. Table 3-7 quantifies the city's housing goals by income group.

Several of Maywood's housing programs rely upon funding through the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) program. Because it is a non-entitlement city (fewer than 50,000 residents), Maywood relies upon the Los Angeles County Community Development Commission (CDC) for program administration. According to staff of the CDC, Maywood is currently using the majority of its CDBG funds to repay two Section 108 loans. However, these loans will be repaid in 1995 and 1996, providing the city with greater discretion in the spending of its CDBG allocation. More money will then be available for the city's housing rehabilitation programs.

#### Programs to Maintain Existing Housing Stock

1. **Rental and Owner-Occupied Housing Rehabilitation Program:** Maywood uses CDBG funds to finance a program which encourages maintenance and rehabilitation of rental and owner-occupied residential properties. Qualifying property owners may obtain low-interest loans, deferred loans, emergency grants, and beautification grants to fix up their units. This existing program is very popular and has succeeded in improving housing throughout the city.

Maywood has also experienced significant privately-initiated upgrading of its housing stock as homes previously rented by absentee landlords transition to occupancy by owner-occupied families. The City supports unit upgrading being undertaken by these families by allowing for flexible development standards, such as parking variances, to accommodate room additions and second units.

**Previous Accomplishments:** The previous goal of the 1981 Housing Element was to assist 50 units per year. Between 1981 and 1986, 92 units were assisted, or 37 percent of the goal.

**Program Goals:** Examination of past trends and limited CDBG funds require the city to set a smaller goal for housing rehabilitation. During the 1989-1994 planning period, the City's goal will be to assist a total of 10 rental units and 10 to 20 owner-occupied units via grants and loans. Thus, between 20 and 30 units will be rehabilitated using CDBG funds. While the program has had a high profile in Maywood, the city will further promote program availability through advertisements in the local weekly paper, flyers delivered to qualifying residents,



and hand-outs at City Hall. Through code enforcement activities, the city will also inform residents and homeowners of the program.

2. **Code Enforcement:** Maywood maintains a very active code enforcement program geared toward identifying poor living conditions and illegal units. The program operates on a daily reconnaissance and complaint basis. One code enforcement officer works full time in the program, with the Building Inspector working part-time on commercial and industrial code enforcement. The City's code enforcement officer and rehabilitation specialist work closely together to minimize the financial impacts of necessary rehabilitation improvements on lower income property owners.

**Previous Accomplishments:** In its 1981 Housing Element, the city identified a goal of 100 visits per month for code enforcement personnel. Currently, code enforcement activity averages 30 mailed notices per month.

**Program Goals:** The city will continue the current level of code enforcement. The city will work with property owners to bring illegal units up to code if possible. In the course of code enforcement efforts, the city will continue to inform property owners of CDBG program funds available for unit rehabilitation. City staff will closely coordinate its code enforcement, plan processing, housing preservation and rehabilitation efforts.

3. **Conservation of Affordable Units:** Only one assisted housing project exists in Maywood, the 55-unit Section 202/8 Maywood Manor on Slauson Avenue. Maywood Manor provides housing for senior citizens. The facility is operated by a non-profit organization, Cooperative Services. The apartments were constructed in 1990 with a combination of funding sources: a HUD Section 202 loan, CDBG funds, monies from the city's housing set-aside fund, and city redevelopment money. The HUD Section 202 loan is a 40-year loan with no pre-payment clauses (due to non-profit status of Cooperative Services). Thus, the 55 units are not "at risk" of converting to market rate units until the year 2030.

**Previous Accomplishments:** The previous 1981 Housing Element had no programs or goals addressing units at risk.

**Program Goals:** Maywood Manor units are not at risk of converting to market rate units due the locked-in 40-year mortgage. Also, the ownership by a non-profit organization ensures the long-term affordability of these 55 residences.

4. **Section 8 Housing Assistance:** Through the Section 8 rental assistance program, low income families and the elderly receive rent subsidies. The subsidies allow families to bridge the gap between actual housing costs and the amount a family can afford to pay. Participants may receive Section 8 certificates for housing or vouchers. The vouchers allow a renter to rent housing beyond the federally-determined fair market rent in an area, provided the tenant pays the difference.





Maywood relies upon the Los Angeles County CDC for administration of the Section 8 program.

**Previous Accomplishments:** According to CDC staff, a total of 73 Section 8 rental assistance contracts were in use in Maywood as of September, 1992. Of these households receiving assistance, half (38) are elderly, 27 are small family, and 8 are large family. The CDC does not maintain records prior to the current year.

**Program Goals:** Maywood expects that an average of 70 to 75 families per year will participate in the Section 8 program. The city will continue to direct eligible very low income households to the CDC for rental assistance. Displaced households and those spending more than 50% of income on rent will be eligible for priority status.

5. **Housing for Large Families:** Approximately one-half of the housing units in Maywood are considered overcrowded per U.S. Census definition. Because of the city's built-out condition, few opportunities exist for providing quantities of new, larger housing throughout the city. Thus, overcrowding problems can be addressed only through additions to existing structures or construction of additional units on lots with single-family homes.

All residential property in Maywood is zoned for multi-family use. Thus, many opportunities exist for property owners to construct additional units where lot sizes are sufficient to accommodate the units.

The city recognizes, however, that many cases of overcrowding are created by residents' attempts to reduce housing costs. In many units, several unrelated persons or more than one family live together. Overcrowding is, in part, a function of a family's economic situation and not so much the unavailability of larger units.

**Previous Accomplishments:** The 1981 Housing Element did not have any programs to address overcrowding.

**Program Goals:** Maywood will actively encourage construction of room additions and accessory dwelling units on lots large enough to accommodate such construction, and will provide flexible development standards (such as reduced parking) to facilitate additions. CDBG loans will be made available for room additions. In the past, the city's loan program provided individual loans of up to \$30,000 for room additions. Increased availability of CDBG monies beginning in 1994 (due to the payoff of Section 108 loans) will provide the city with resources for this program.

In the course of code enforcement activities, code enforcement officers identifying overcrowded units will inform property owners of opportunities available for unit expansion or construction of additional units, including



available funding sources. Proposed additions and new units will be approved, provided all applicable zoning regulations are met. Current zoning regulations allow up to 20 units per acre in the R-3 zone and up to 48 units per acre in the RS zone and in commercial areas targeted for multi-family infill.

If tenants are displaced in the course of code enforcement activities, code enforcement officers will inform displaced tenants of the Section 8 program for housing assistance. Displaced tenants will receive placement priority per Section 8 regulations.

## **Programs to Assist in Developing Affordable Housing**

6. **Pursue Federal and State Affordable Housing Funding Sources:** Successful implementation of Housing Element programs in Maywood, and programs for new construction in particular, will depend on a variety of State, Federal and local funding sources. Maywood is a participating city in the Los Angeles Urban County Program through which it currently receives CDBG funds via the County Community Development Commission (CDC). CDBG funds will continue to be used to fund the City's residential rehabilitation programs.

The federal HOME program represents a major new source of funds available to jurisdictions to assist either affordable rental or homeownership housing through acquisition, construction, reconstruction, and/or rehabilitation. The County CDC funds its Affordable Housing Program with HOME monies (\$10 million in 92/93) to "provide financial and technical assistance to acquire sites and develop affordable housing or mixed use projects through the provision of gap financing and other relevant subsidies." The County's annual goal is to provide assistance to 200 affordable units in participating jurisdictions, such as Maywood, and has issued a Notice of Funding Availability (NOFA) for which they are continuing to accept applications from project proponents.

**Previous Accomplishments:** The Maywood Manor project was successful in securing funds from a variety of public and private sources, including a HUD Section 202 loan, Section 8 certificates, CDBG funds, and funds from the Maywood Redevelopment Agency. The City's support of this project was instrumental in its securing funds.

**Program Goals:** Inform developers interested in developing affordable housing on R-S or target mixed use properties of available funding through the HOME program, and assist as necessary in submitting a proposal to the CDC, including a letter in support of the application. Maintain contact with CDC staff to keep informed of available funding.

7. **Density Bonuses:** State law provides a framework for density bonuses by requiring cities to grant developers a minimum 25 percent density bonus above standard zoning ordinance limits if the developer provides at least 20 percent of the units for low income households, 10 percent for very low income households,



or at least 50 percent for senior citizens. In addition to the density bonus, at least one other regulatory concession must be granted by the city.

**Previous Accomplishments:** The city currently has no regulations governing density bonuses. The only higher density project constructed in recent years is the 55-unit senior citizens apartment complex in the RS zone.

**Program Goals:** By early 1994, Maywood will revise its zoning ordinance to include provisions for density bonuses consistent with state law requirements. The ordinance will delineate specific regulatory concessions to be offered in exchange for affordable units, and will be promoted through handouts at the public counter and direct contact with developers.

### **Provision of Adequate Sites for Housing**

8. **General Plan Policy:** In 1990, Maywood completed a comprehensive revision of its general plan. In recognition of the need to meet the housing demands of a growing population, the city opted to retain a multi-family land use designation (corresponding R-3 zoning) on all residential parcels in Maywood, even in those neighborhoods with a preponderance of single-family housing. This land use category provides all residential property owners with the opportunity to increase the number of units on a single lot, provided the lot meets minimum size and dimension requirements.

As discussed above, the Land Use Element and Land Use Policy Map allow for theoretical build-out capacity of 8,652 dwelling units, although the actual number may be less due to irregular lot sizes and other physical constraints. The City will encourage the consolidation of individual lots to maximize the residential development potential on residential properties. In addition, the new RS zone and mixed use target areas (described below) allow for development at increased densities in areas currently developed with industrial and commercial businesses and low-density residential uses. Land use policy provides adequate land for Maywood to meet its RHNA.

**Previous Accomplishments:** Previous general plan policy allowed multi-family housing on all residential lots at up to 20 units per acre. During the 1983-87 five-year period, Maywood gained a net total of 67 units.

**Program Goals:** Maywood will maintain existing land use policy to allow property owners to increase the number of dwelling units on individual R-3 lots and will encourage lot consolidation by providing flexibility in development standards (i.e., parking requirements). The City will specifically pursue consolidation of the parcel to be annexed from the City of Vernon with the parcel to the south, and will solicit development interest to develop an affordable housing project. Proposals to rezone R-3 properties to RS will be considered favorably as appropriate.







9. **Multi-Family Housing Construction in the RS Zone and in Mixed Use Target Areas:** As described above, general plan policy and zoning regulations allow for up to 48 units per acre to be constructed for senior citizens on properties zoned RS (Residential Specialty). Modified development regulations, including reduced parking standards, are provided for to further reduce development costs. Non-senior affordable housing will be processed as permitted uses, and will be subject to Planned Development standards and procedures to be defined in the City's Zoning Code. The Zoning Code will establish minimum PD standards, including height, density, and compatibility criteria, as well as establish the administrative procedures for PD approval which will be under the responsibility of the Planning Commission. The Planned Development process is not meant to constrain the production of multi-family housing, but rather to ensure compatibility with surrounding uses and provide flexibility in development standards.

To encourage affordable housing projects in the RS zone and in Mixed Use areas, the city will notify the property owners of the development opportunities in this zone, will contact known affordable housing builders and sponsors, and will advertise the development opportunities in local BIA chapter and other relevant publications.

**Previous Accomplishments:** The RS zone is a new zone district, established by the 1990 general plan update. The 55 unit Maywood Manor was developed in this zone in 1990. The Mixed Use Target areas have been initiated as part of this Housing Element update.

**Program Goals:** The City will revise its Zoning Ordinance by early 1994 to include provisions for non-senior affordable housing in the RS zone. The CM zone will also be modified to allow for multi-family infill on target mixed use properties. The General Plan Land Use Element will be modified concurrently with the Housing Element for consistency. The city will solicit development proposals for an affordable housing project by 1994, focusing on the parcel to be swapped with the City of Vernon. The city will inform project developers of available funding through the County HOME Program, and may offer additional project assistance from the housing set-aside fund. Where properties fall within the Redevelopment Project Area, the Agency will assist potential developers with land acquisition and lot consolidation where possible.

10. **Shelters for Homeless and Transitional Housing:** Currently the city contains no emergency shelters or transitional housing. As described above, the Maywood Police Department notes few homeless persons living in the city. While apparent transients can be observed in the City's parks during the day, many of these individuals have permanent housing to return to in the evenings. No churches or other organizations in Maywood are known to operate soup kitchens or to provide other services catering to the homeless population. Currently the zoning ordinance does not contain provisions for shelters or transitional housing.



**Previous Accomplishments:** The city established no prior goals to address homelessness and demand for transitional housing.

**Program Goals:** By early 1994, the city will amend its zoning ordinance to include provisions to permit shelters in the C and CM zones, subject to conditional use permit approval. Under current state law, transitional housing, in the form of group homes having less than six persons, is permitted in the R-3 zone. The city will amend its ordinance to expand the number of permitted occupants in a transitional housing facility.

11. **Granny Flats:** In 1983, the city amended its zoning ordinance to include provisions for accessory senior citizen housing, or so-called "granny flats." These provisions allow an accessory dwelling unit to be constructed on lots which have a minimum 50' width. The granny flat must be attached to the primary unit and must be occupied by no more than two persons 60 years of age or older. If rent is charged, rent levels are restricted to 25 percent of monthly income or 25 percent of the HUD Section 8 Lower Income Limits, whichever is less.

In addition to "granny flats", the City's R-3 zoning on single-family lots provides for additional units to be constructed to the rear of the primary structure.

**Previous Accomplishments:** The 1981 Housing Element did not contain goals related to granny flat housing. No granny flat units have been constructed in Maywood to date.

**Program Goals:** Maywood will continue to keep in place provisions which permit granny flat housing. Residents will be informed of the program through code enforcement activities and information available at City Hall.

## **Programs to Minimize Government Constraints**

12. **Amend Zoning Ordinance to Provide Flexible Development Standards:** Currently, the city's zoning ordinance does not specify regulations to allow relaxation of development standards, although as a matter of course the Planning Commission and City Council provide flexibility in interpreting standards to allow property owners to maximize the number of units on a given parcel. Flexible standards which permit zero-lot line development, reduced parking and setbacks, or other similar concessions can work towards boosting densities, reducing housing costs within such a development. The city will amend its zoning ordinance to include language which allows for relaxation of standards at the discretion of the City and also specifies Planned Unit Development (PUD) regulations. The PUD regulations will establish more flexible development standards than those provided for the R-3 zone, in exchange for affordable housing.

**Previous Accomplishments:** This represents a new program.

**Program Goals:** Maywood will amend the zoning ordinance by early 1994 to allow for relaxed development standards and to include PUD provisions, and will





promote the program through handouts at the public counter and direct contact with developers.

13. **Fast-Track Processing for Affordable Housing:** All residential development proposals, except single-family homes on previously subdivided lots, must undergo Site Plan Review and Design Review. These processes do not overly delay project consideration and final action. However, for projects proposing low and moderate income housing, the city will use a fast-track process that allows such development proposals to proceed to responsible hearing bodies faster than the maximum time periods specified in the zoning ordinance, provided such review is consistent with CEQA requirements for noticing and hearing.

**Previous Accomplishments:** This represents a new housing program.

**Program Goals:** Affordable housing projects will be processed for final action within 45 days of the date that an application has been deemed complete.

14. **Reduced Development Fees for Affordable Housing:** Table 3-2 shows that Maywood's fees for processing development applications are relatively low, particularly in comparison to those charged by nearby jurisdictions. Nonetheless, the city will reduce or waive development fees for projects proposing affordable housing as a means of further reducing development costs.

**Previous Accomplishments:** This represents a new housing program.

**Program Goals:** All affordable housing development proposals will be considered on a case-by-case basis for participation in this program if requested or negotiated.

## **Promote Equal Housing Opportunity**

15. **Promote Equal Housing Opportunity:** Maywood works with the Long Beach Fair Housing Council to resolve disputes concerning housing discrimination and to educate residents and property owner regarding laws relating to equal housing opportunities. Maywood will continue to use the Long Beach Fair Housing Council for referral assistance and education programs.

**Previous Accomplishments:** On average, the city refers 100 to 150 cases per year to the Fair Housing Council.

**Program Goals:** The city will continue its current efforts and cooperative programs.

16. **Residential Displacement Program:** As described on page 3-9 of the Housing Element, the City's 1967 Zoning Ordinance requires the removal of residential uses in the industrial portion of the City (generally west of Maywood Avenue). Existing housing in this area is under-maintained and often substandard with inadequate ventilation, and lacks any yards or safe open space areas for children





to play. Residential property owners were given 20 years (1987) to conform with the manufacturing zone requirements and vacate residential uses, with extensions granted to several properties.

**Program Action:** As a means of addressing the displacement impacts to remaining residents in this area, the City will require property owners to notify tenants in writing at least 60 days prior to the date of the impending action, and prohibit the owner from renting the unit to another tenant in the interim.

The County Community Development Commission and Department of Public Works administer a Displacement Program to assist lower income households displaced due to the demolition of deteriorated or substandard structures. HOME funds are provided to displaced households to assist in relocation expenses. The City of Maywood will begin coordination with the CDC to pursue assistance for lower income households residing in substandard conditions to be displaced in 1997.

### **3.6.3 OPPORTUNITIES FOR ENERGY CONSERVATION**

California Senate Bill 277 and the Warren-Alquist State Energy Resources Conservation and Development Act created California's current energy conservation program, regulations for which are found in Title 24, Part 6, Division T-20, Chapter 2, Subchapter 4, Article 1 of the California Administrative Code.

Plans for any new residential development in Maywood are reviewed and processed by the Planning Department, City Engineer, or other appropriate individuals, and all are reviewed for compliance with city/state requirements.

Most rehabilitation for which a city permit is required and/or over which the city has any authority (e.g., CDBG funded loans) offers at least a limited opportunity for some energy conservation measures. Staff discusses with the property owners such items as insulation, maintenance and servicing of heating and air conditioning systems, caulking and weatherstripping of doors and windows, replacement of broken windows, maintenance and insulation of water heaters, installation of water saver shower heads, and so forth. The city will continue to review outside programs and funding sources which may be available to private developers and/or property owners who are doing new construction or home improvement work in the community.



**TABLE 3-6  
HOUSING PROGRAM SUMMARY**

<b>HOUSING PROGRAM</b>	<b>PROGRAM OBJECTIVE</b>	<b>5-YEAR GOAL</b>	<b>FUNDING SOURCE</b>	<b>RESPON-SIBLE AGENCY</b>	<b>TIME FRAME</b>
1. Rental and Owner-Occupied Rehabilitation	Provide housing rehabilitation assistance to low income households.	Rental - 10 units by 1994 Owner-Occupied - 10 to 20 units by 1994.	CDBG	Building & Planning Dept., Los Angeles County CDC	By 1994
2. Code Enforcement	Create safe housing conditions, inform qualifying households of grant and loan programs for code compliance.	Identify and facilitate correction of average of 30 violations per month.	City General Fund	Building & Planning Dept.	Ongoing
3. Conservation of Affordable Units	Maintain rent-controlled units for lower income households.	Maintain the 55 units in Maywood Manor as affordable.	None required	Building & Planning Dept.	Beyond 1994
4. Section 8 Housing Assistance	Provide assistance to qualifying households.	Assist 70 to 75 households annually through Los Angeles County CDC.	CDBG	Building & Planning Dept., Los Angeles County CDC	Through 1994
5. Housing for Large Families	Relieve unit overcrowding through room additions, new construction up to density limits.	At least 3 CDBG loans will be used for room additions.	CDBG	Building & Planning Dept., Los Angeles County CDC	By 1994
6. Pursue Public Funding	Provide financial assistance to affordable housing projects.	Maintain contact with CDC, inform developers of available funds.	HOME and other funds	Building & Planning Dept., Los Angeles County CDC	By end of 1993



**TABLE 3-6**  
**HOUSING PROGRAM SUMMARY**  
(continued)

HOUSING PROGRAM	PROGRAM OBJECTIVE	5-YEAR GOAL	FUNDING SOURCE	RESPON-SIBLE AGENCY	TIME FRAME
7. Density Bonus	Encourage development of affordable housing by offering incentives to developers consistent with state law.	Revise zoning ordinance to include density bonus provisions.	General Fund	Building & Planning Dept.	By early 1994
8. General Plan Policy	Facilitate new unit construction by allowing up to 20 units/acre in single-family areas, and encourage lot consolidation. Consider redesignation of R3 to R-S as appropriate.	Solicit interest in developing affordable housing project.	HOME; Housing Set-Aside	Building & Planning Dept.	Through 1994
9. RS and Mixed Use Target Areas	Provide expanded opportunities for higher density affordable housing in non-residential areas.	Revise zoning ordinance by early 1994. Solicit development proposals.	HOME; Housing Set-Aside	Building & Planning Dept.	By early 1994
10. Shelters for Homeless and Transitional Housing	Provide opportunities for construction of such facilities in appropriate zone districts.	Amend zoning ordinance to include provisions for shelters and transitional housing.	General Fund	Building & Planning Dept.	By early 1994





**TABLE 3-6**  
**HOUSING PROGRAM SUMMARY**  
(continued)

HOUSING PROGRAM	PROGRAM OBJECTIVE	5-YEAR GOAL	FUNDING SOURCE	RESPON-SIBLE AGENCY	TIME FRAME
11. Granny Flats	Allow accessory unit construction to house elderly tenants.	Keep current provisions in place; initiate information campaign to let residents know of program.	General Fund	Building & Planning Dept.	Through 1994
12. Provide Flexible Development Standards	Amend zoning ordinance to provide flexible development standards for affordable housing.	Amend ordinance by early 1994.	General Fund	Building & Planning Dept.	By early 1994
13. Fast-Track Processing for Affordable Housing	Reduce project processing costs for sponsors of affordable housing projects.	Attract at least one project developer by 1994.	None required	Building & Planning Dept.	Ongoing
14. Reduced Development Fees for Affordable Housing	Reduce project processing costs for sponsors of affordable housing projects.	Attract at least one project developer by 1994.	General Fund	Building & Planning Dept.	Ongoing
15. Promote Equal Housing Opportunity	Assist residents in efforts to obtain unrestricted access to housing.	Continue to use services of Long Beach Fair Housing Council.	CDBG	Building & Planning Dept.	Ongoing
16. Residential Displacement Program	Minimize impacts of displacement on low income households.	Require 60 day notification to tenants. Coordinate with CDC to pursue relocation assistance.	HOME	Building & Planning Dept., Los Angeles County CDC	By 1994



**TABLE 3-7  
SUMMARY OF HOUSING GOALS  
BY INCOME CATEGORY**

HOUSING PROGRAMS AND GOALS	INCOME CATEGORY				
	VERY LOW	LOW	MODERATE	HIGH	TOTAL
1. Housing Construction (Regional Housing Needs)	43	61	79	111	293
2. Housing Rehabilitation (Rental and Owner- Occupied)	5	10-15	5-10	5	20-30
3. Housing Conservation					
◦ Section 8	75				
◦ Maywood Manor (senior citizen)	15	15	25	-	130





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